

**9/40 Drummoyne Avenue, Drummoyne, NSW 2047**

**THE AGENCY**

**Sold Townhouse**

Monday, 14 August 2023

9/40 Drummoyne Avenue, Drummoyne, NSW 2047

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 212 m2**

**Type: Townhouse**



Faye Yammine

0405184483

**\$1,415,000**

Set to capture scenic water views, this welcoming townhouse enjoys a house-like ambiance with superb space and wonderful privacy. Ready to enjoy now with great potential to add value, it's steps from the water's edge and Cambridge Road Reserve, with Drummoyne's shops, cafes and ferry wharf nearby.- Immaculate open plan living and dining zone flows outdoors- Alfresco entertaining deck and spacious private courtyard- Generous kitchen offers ample cabinetry and scope to update- Two bedrooms, main has walk-in/study and water view balcony- Full bathroom, powder room, air conditioning, double garageInternal inc, courtyard and balconies: 184 sqm (approx.)Garage: 28 sqm (approx.)Total: 212 sqm (approx.)Water: \$158.00 pq (approx.)Council: \$301.00 pq (approx.)Strata: \$1417.50 pq (approx.)